

MINOR LDP SITE PLAN REQUIREMENTS



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The following is a list of the most common requirements for site plans when preparing to begin a minor commercial project. Items on this list may not be applicable in all circumstances. There may also be requirements that are not listed here and will be addressed in the review. **You are required to submit this checklist, completed, with all Land Disturbance Application submittals.**

Demolition Plan Requirements:

- ☐ Property boundaries
- ☐ Site topography
- ☐ Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- ☐ Proposed demolition
- ☐ Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain, etc.) or statements that none exist
- ☐ Show all necessary Erosion, Sedimentation & Pollution Control Devices (silt fence downhill of land disturbance, seeding and mulching of disturbed areas, construction entrance/exit, etc.)

Construction Plan Requirements:

- ☐ Property boundaries
- ☐ Site topography
- ☐ Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- ☐ Items to be demolished should not appear on this plan
- ☐ Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain, etc.) or statements that none exist
- ☐ Zoning and required setbacks
- ☐ Pre- & post-construction impervious surface ratios (ISR)
- ☐ Existing trees and trees to be removed (or a statement that there are none)
- ☐ Location of tree protection fencing
- ☐ Proposed landscaping
- ☐ Location of proposed and existing outdoor lighting. If none, statement that none are existing or proposed
 - ☐ Description of all illuminating devices, fixtures, lamps, supports, reflectors. The description may include, but is not limited to catalog cuts and illustrations by manufacturers
- ☐ Total lot area in square feet or acres
- ☐ Total disturbed area in square feet or acres
- ☐ Proposed buildings (include proposed height) and hardscape
- ☐ Proposed grading and drainage improvements
- ☐ Demonstrate compliance with grade separation and positive drainage requirements of the International Building Code
- ☐ Proposed water quality improvements if over 5,000 square feet of new or replacement impervious area or if over 1 acre of land disturbance. Provide calculations if applicable
- ☐ Proposed retaining walls
 - Retaining wall profiles including specifications for reinforcement, concrete, compaction, geogrid, etc. (if applicable)
 - Sealed calculations that include, but not limited to dimensions, reinforcing, loading, loading results, stability ratios, safety factors, and design criteria.
 - Section view of construction of wall and surrounding elements.
- ☐ Show all necessary Erosion, Sedimentation & Pollution Control Devices (silt fence downhill of land disturbance, seeding and mulching of disturbed areas, construction entrance/exit, etc.)